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## Rezko allegations stall Riverside Park

By HAYDN BUSH

Staff Writer

*River fronts and minority fronts don't mix in the South Loop*

With 63 acres of never-developed land, the area stretching southwest from the corner of Roosevelt and Clark comprises the city's only greenfield. The land, bounded by Roosevelt Road, the St. Charles Railroad line and the Chicago River, was created when a stretch of the South Branch of the Chicago River was straightened in the 1930s. Since then, the anomalous area

a mile from the Loop has played host only to trees, weeds, and squatters. And an ambitious proposal by the Rezmar development team to redevelop the land into a mix of high-end retail and 1,400 new homes may end up dead in the weeds, thanks to the legal troubles of Rezmar co-founder Antonin Rezko.

Rezko was accused earlier this year

of managing two Panda Express outlets at O'Hare that were purportedly owned by Crucial, Inc. under the leadership of Jabir Herbert Muhammad. The contracts were initially awarded through the city's minority contracts program, and Rezko withdrew his interest in the restaurants after the city announced its investigation.

Rezmar has sought nearly \$140 million in Tax Increment Financing funds to help install sewers, set up electricity, and build roads in the forlorn area, and city officials have heretofore declined comment on whether the allegations that he set up Crucial, Inc. as a front company would impact the Riverside Park bid.

But DPD spokesperson Connie Buscemi

said Wednesday that the city Planning Department is convening with the city's Law Department to determine whether Rezko's connection to the Panda Express outfits will sink Riverside Park. Rezmar officials did not return calls for comment this week.

"We're working with the Law Department and evaluating it," Buscemi said. "Whenever developers make a request for public money, economic disclosure statements must be filed. Those

See RIVERSIDE PARK on Page 7



## Revisionist history?

*Pilsen survey leaves out eastern, western edges of neighborhood*

By HAYDN BUSH

Staff Writer



Photo by Josh Hawkins

July 26, 2005. 2:16 p.m. First National Bank Plaza.

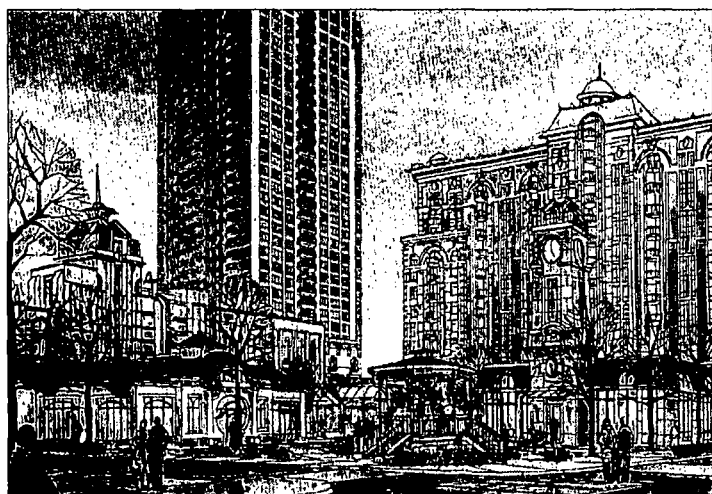


Illustration courtesy of Rezmos

Riverside Park's grand public spaces might not get public funding.

## RIVERSIDE PARK

Continued from page 1

may have an impact on the final outcome."

Buscemi acknowledged that the massive seed money required to develop the 63-acre site—which has no roads, sewers or electricity and until recently was home to squatters—will ultimately require public funding, Riverside Park notwithstanding.

"We always knew that infrastructure costs for developing land would require city assistance," Buscemi said.

South Loop Neighbors President Leslie Sturino has mixed feelings about the possible Riverside Park delays. While she's concerned by the allegations against Rezko, Sturino pointed out that the Riverside Park plan has been universally hailed by South Loop community groups for its plan to develop one of the last chunks of vacant land near downtown.

"Somebody that has demon-

strated some abuse of the public trust shouldn't be anywhere near public money," Sturino said, adding that "it's a shame not to see an excellent project like Riverside Park go through."

When Rezmar released an updated site plan earlier this year, highlights included a 12-story, Art-Deco-style building at the center of the retail development, and a public square at 13th Place and LaSalle Street. The company had been seeking high-end retailers from outside of the United States for the storefronts, Rezmar spokesperson Judi Fishman said earlier this year. The first phase of development was to have included 1,100 residential units, in a mix of condominiums and lofts above the new storefronts.

Eventually, the Riverside Park development would proceed south with a mix of a mix of townhouses, high rises and a new riverfront park beyond 14th Street. The project would also include a new bus service on the freshly constructed stretch of South Wells Street.



### 1000 W. Washington Unit 135, Chicago \$629,000

This 4 level loft is the most luxurious in the W. Loop w/so many upgrades hwd in kit, LR, DR, & entry, granite cnt tops & new stiles st app in kit, DR leads to LR w/woodburn fp & exp brick walls, the large lower level has office & curved gls panel wall around 2nd BR, the MB has sitting area w/corrian & full body show, cust faux paint thru-out easy acc to park & extra storage.

**COLDWELL BANKER**  
Honig-Bell

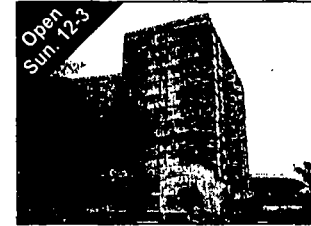
3540 Seven Bridges Dr., s140  
Woodridge, IL 60517  
Call Linda Quinn  
Office: (630) 514-9653  
Fax: (630) 960-4977



**1529 S. State 2BR/2BA \$359,000**  
Every high end upgraded imaginable! Ss track lighting, angled cherry, Wood floors, rewired surround, granite fp, granite window sills, wood blinds, ss apples, sub-0 wine cooler, 42" maple cabs, 1.25 Granite Full back-splash, undermount sink, w/d. Balcony overlooking downtown, windows in every rm whorps of sunshine. Mstr ste w/2 wic, Barber cprt, 36" maple cab, granite double bowl & more! \$30K add pkg.



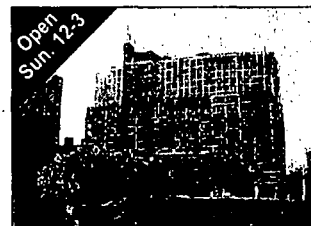
**1515 S. Prairie 2BR/2BA \$379,000**  
Awesome views from your living room. 2 Bedroom 2 bath close to museums, parks restaurants & much more! Highly upgraded home includes: hardwood floors, 42" cabinets, black appliances, gas fireplace & balcony. Full amenity building w/24 hr doorman, bike room, party room & storage. Parking additional \$30K



**1515 S. Prairie 1BR/1.1BA \$279,000**  
Fabulous new spacious one bedroom in the south loop. Features include maple cabinets, hardwood floors, separate shower and bath, walk-in closets, beautiful upgrades large balcony with view, 24 hour doorman, bike room, roof-top party room with a wrap around deck, parking available thru developer.



**1530 S. State 2BR/2BA \$419,900**  
1300 Sq.Ft South facing terrace home—amazing views of lake and city. Highly upgraded unit with fireplace, built-ins, maple cabinets and floors, stainless steel appliances, granite, concrete counters in upgraded bath, & organized closets. Full amenity building with doorman, bike room, party room and storage. Parking additional \$30K



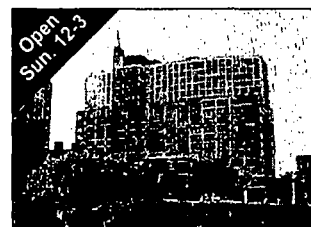
**1530 S. State 2BR/2BA \$450,000**  
Enjoy 11th to city views of lake & city. This fully upgrd se corner loft features open floor plan. Hdwd flrs except in mbr. Granite kit, 42" maple cabint, island, overszd terr. Mstr Ste incld custom design dst organizer, marble bath w/jacu-zzi tub, in unit washer & dryer, fitness, Party Rm & Business Ctr Doorman 24/7. Indoor pkg \$30K & outdoor pkg \$20K.



**1530 S. State, 2BR/2BA \$609,500**  
Fabulous upgraded NW corner soft loft w/unobstructed skyline & lake views, lrg balcony, fir-to-ceil windows, 10' ceilings, hardwood flrs, granite kitchen, 42" cabinets, ge appl, concrete counters, master bedroom suite with double sink, whirlpool tub sep shower & w-c. Full amenity building features: 24 hrs doorman, fitness center & party rm. Parking addl \$30K.



**1530 S. State, 4BR/3BA \$850,000**  
17th floor - Four bedroom ranch home/ two master suites / panoramic lake and harbor views / sunny south exposure / oak floors / cherry cabinets / stainless steel appliances / double oven / custom window treatments / fabulous kitchen and bath finishes this home has a living room dining combination with a separate family room / dry bar / custom built office / gar/Avail. 2 garage spaces available for \$40K each.



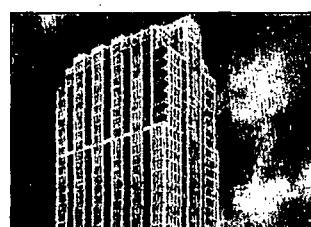
**1530 S. State 3BR/2BA \$990,000**  
This New York Style Loft Home has both the open features of loft living and a Prairie historic Home. Features include sleek pored concrete countertops, island cooktop shaker style, cherry cabinetry, spacious living dining kitchen, crown molding, solid core doors, an amazing master suite with his/her dressing rooms, spa master bath, parking available for \$30K.



**221 E. Cullerton, 1BR/1BA \$289,900**  
Amazing one bedroom soft loft in the Heart of Prairie District. This unit has all the upgrades. French doors stainless steel appliances, granite counters, diagonal hardwood floors thru-out, and a custom murphy bed. In unit washer and dryer. Picture perfect view of city and the lake! Indoor parking available for \$30K.



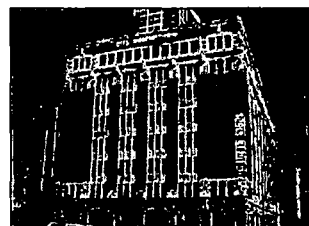
**212 E. Cullerton, 2BR/2BA \$355,000**  
1370 sq.ft soft loft, South-East corner unit. East Lake views from terrace. Hardwood floors, granite countertops & large master suite. Won't believe the size of this home! Prairie Historic District. Minutes to everything... parks, lake, museums, shopping & restaurants. Full amenity building includes fitness center, bike room, doorman, storage & more! Parking additional \$30K.



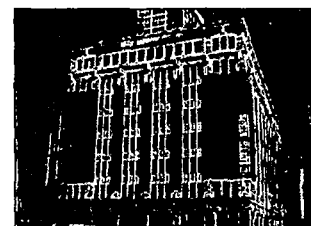
**1250 S. Michigan, 2BR/2BA \$480,000**  
Terrace home/split 2 bedroom! Elegant corner residence on same floor as pool and running track. 1050 sq.ft landscaped private terrace. 1250 sq.ft. interior space. Black absolute granite, stainless steel appliances, hardwood floors thru-out. Full amenity building. Additional \$35K for parking. Also available for rent \$2200/month + \$200 parking.



**1322 S. Prairie, 2BR/2BA \$339,900**  
Perfect museum split 2bd/2bth floor plan with great views. Everything yount buyers could want. Washer/dryer in unit, hardwood floors, neutral decor, private balcony, garage pkg addl \$30K. Bldg as 24hr doorman, rooftop deck, fitness room, storage & pool. Great south loop location; steps to lake front, Grant & Millennium Park. Hurry!!



**732 S. Financial, 1BR/1BA \$269,900**  
1026 Sq ft home in landmark true loft building in hot Printer's Row! Huge living area perfect for entertaining. Unit features: hardwood floors throughout, except in bedroom, new tiled bathroom, island kitchen, walk-in closet with custom shelving, & exposed brick, washer & dryer in unit, gas fireplace & track lighting.



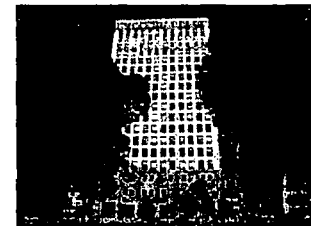
**732 S. Financial, 2BR/2BA \$314,900**  
Spacious 2 bedroom, 2bath unit in printers row lofts. Home features: 12' ceilings w/limber, hardwood floors except in bedrooms, fireplace, & track lighting. Sunny east exposure allows for tons of sunlight through historical windows. Parking Additional \$30K.



**720 S. Dearborn, 1BR/1BA \$259,500**  
Printers row/new york style loft. Historic franklin building concrete-generous living/dining room, real wood burning fireplace w/slate hearth & marble surround, galley kitchen, ample cabinetry, great closet space, exposed brick hi-ceilings, four Western facing window bays, plenty of light. Imported murano glass lighting fixtures. Close to everything!



**1600 S. Indiana 1BR/1BA \$285,900**  
Fantastic new construction on tip of central station. Quaint 19 Story bldg has all you could ever dream of! Fabulous landscaped rooftop terrace. This 5th flr home has a great city & lake view, extended terrace, finishes incl hdwd flrs, granite countertops. Parking available for \$30K. This pre-constr home Sold from floorplans! Call for details!



**910 S. Michigan 2BR/2BA \$695,000**  
La vital! Front yard is grant park! Stunning lakewiew, Navy Pier fireworks. Steps from museums & shopping. Luxurious soft loft, highly upgrd, marble mosaic flr, lr/dr/kit, maple wood flrs in bdms, fullsize Indry room, 2 oversized w+c-den area in 2nd bdrm, ss kit, sep dining area, 2spa-bths, sep shwr, full amenity bldg: 24hr dman, exer rm, 2 prkgs for \$50K! Prequala please!



**1 N. Halsted, 2BR/2.1BA \$789,000**  
Award winning Sky bridge! 2300 sq.ft elegant home with southwest & northern views, designer finished cherry cabinets, cherry floors, marble baths. Very spacious living room, formal dining area, panoramic downtown views. Plenty of closet space. 2 parking spaces included.



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**NEW  
CONSTRUCTION**